

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel**  
**Henry**  
ESTATE AGENTS

£75,000

FOR SALE



12 Emerson Street, L'Derry, BT47 6EL

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**  
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- MID TERRACE HOUSE
- 2 BEDROOM / 1 RECEPTION
- OIL FIRED CENTRAL HEATING
- YARD TO REAR
- CONVENIENT LOCATION
- EPC RATING -

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.



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THE PROPERTY COMPRISES:

ACCOMMODATION

HALLWAY

LOUNGE

19'5" x 10'9" (5.92m x 3.28m)  
Having fireplace with mahogany surround, tiled hearth and inset, hotpress, laminated wooden floor.

KITCHEN

8'5" x 6'11" (2.57m x 2.11m)  
Having eye and low level units, single drainer stainless steel sink unit, space for cooker, space for fridge / freezer, plumbed for washing machine, space for tumble dryer.

BATHROOM

Comprising bath with tiling around, whb with tiling around, wc.

FIRST FLOOR

BEDROOM 1

14'3" x 9'8" wp (4.34m x 2.95m wp)  
Having storage cupboard.

BEDROOM 2

9'9" x 7'7" wp (2.97m x 2.31m wp)  
Having storage cupboard.

EXTERIOR FEATURES

Yard to rear.  
Access to mews.  
Concrete shed.  
Outside light.

ESTIMATED ANNUAL RATES

£506.30 (FEB 2024)

